Office of the Assistant Secretary, HUD

- §891.100
- 891.215 Limits on number of units.
- 891.220 Prohibited facilities. 891 225
- Provision of services
- 891.230 Selection preferences.

Subpart C—Section 811 Supportive **Housing for Persons With Disabilities**

- 891.300 Applicability.
- 891.305 Definitions.
- 891.310 Special project standards.
- 891.315 Prohibited facilities.
- 891.320 Site and neighborhood standards.
- 891.325 Lead-based paint requirements.

Subpart D—Project Management

- 891.400 Responsibilities of owner.
- 891.405 Replacement reserve.
- 891 410 Selection and admission of tenants.
- Obligations of the household or fam-891.415 ilv.
- 891.420 Overcrowded and underoccupied units.
- 891.425 Lease requirements.
- 891.430 Denial of admission, termination of tenancy, and modification of lease.
- 891.435 Security deposits.
- 891 440 Adjustment of utility allowances
- 891.445 Conditions for receipt of vacancy payments for assisted units.
- 891.450 HUD review.

Subpart E-Loans for Housing for the **Elderly and Persons with Disabilities**

- 891.500 Purpose and policy.
- 891.505 Definitions
- 891.510 Displacement, relocation, and real property acquisition.
- 891.515 Audit requirements.

SECTION 202 PROJECTS FOR THE ELDERLY OR HANDICAPPED—SECTION 8 ASSISTANCE

- 891.520 Definitions applicable projects.
- 891.525 Amount and terms of financing.
- 891.530 Prepayment privileges.
- 891.535 Requirements for awarding construction contracts.
- 891.540 Loan disbursement procedures.
- 891.545 Completion of project, cost certification, and HUD approvals.
- 891.555 Smoke detectors.
- 891.560 HAP contract.
- 891.565 Term of HAP contract.
- Maximum annual commitment and 891.570 project account.
- $891.\overline{5}75$ Leasing to eligible families.
- 891.580 HAP contract administration.
- 891.585 Default by Borrower.
- 891.590 Notice upon HAP contract expiration.
- 891.595 HAP contract extension or renewal. 891.600
- Responsibilities of Borrower.
- 891.605 Replacement reserve.
- 891.610 Selection and admission of tenants.

- 891.615 Obligations of the family.
- 891.620 Overcrowded underoccupied and units
- 891.625 Lease requirements.
- 891.630 Denial of admission, termination of tenancy, and modification of lease.
- 891.635 Security deposits.
- 891.640 Adjustment of rents
- 891.645 Adjustment of utility allowances.
- 891.650 Conditions for receipt of vacancy payments for assisted units.

SECTION 202 PROJECTS FOR THE NONELDERLY HANDICAPPED FAMILIES AND INDIVIDUALS-SECTION 162 ASSISTANCE

- 891.655 Definitions applicable to 202/162 projects.
- Project standards.
- Project size limitations. 891.665
- 891.670 Cost containment and modest design standards.
- 891.675 Prohibited facilities.
- 891.680 Site and neighborhood standards.
- 891.685 Prohibited relationships. Other Federal requirements.
- 891.690 891.695 Operating cost standards.
- 891.700 Prepayment of loans.
- 891.705 Project assistance contract.
- 891.710 Term of PAC.
- 891.715 Maximum annual commitment and project account.
- 891.720 Leasing to eligible families.
- 891.725 PAC administration.
- 891.730 Default by Borrower.
- 891.735 Notice upon PAC expiration.
- 891.740 Responsibilities of Borrower.
- 891.745 Replacement reserve.
- 891 750 Selection and admission of tenants.
- 891.755 Obligations of the family.
- 891.760 Overcrowded and underoccupied units.
- 891.765 Lease requirements.
- 891.770 Denial of admission, termination of tenancy, and modification of lease
- 891.775 Security deposits.
- 891 780 Adjustment of rents.
- Adjustment of utility allowances. 891.785
- 891.790 Conditions for receipt of vacancy payments for assisted units.

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Subpart A—General Program Requirements

§891.100 Purpose and policy.

(a) Purpose. The Section 202 Program of Supportive Housing for the Elderly and the Section 811 Program of Supportive Housing for Persons with Disabilities provide Federal capital advances and project rental assistance

§891.105

under section 202 of the Housing Act of 1959 (12 U.S.C. 1701q) (section 202) and section 811 of the National Affordable Housing Act (42 U.S.C. 8013) (section 811), respectively, for housing projects serving elderly households and persons with disabilities. Section 202 projects shall provide a range of services that are tailored to the needs of the residents. Owners of Section 811 projects shall ensure that the residents are provided with any necessary supportive services that address their individual needs.

- (b) General policy. (1) Supportive Housing for the Elderly. A capital advance and contract for project rental assistance provided under this program shall be used for the purposes described in Section 202 (12 U.S.C. 1701q(b)).
- (2) Supportive Housing for Persons with Disabilities. A capital advance and contract for project rental assistance provided under this program shall be used for the purposes described in Section 811 (42 U.S.C. 8013(b)).
- (c) Use of capital advance funds. No part of the funds reserved may be transferred by the Sponsor, except to the Owner caused to be formed by the Sponsor. This action must be accomplished prior to issuance of a commitment for capital advance funding.
- (d) Amendments. Subject to the availability of funds, HUD may amend the amount of an approved capital advance only after initial closing has occurred.

§891.105 Definitions.

The following definitions apply, as appropriate, throughout this part. Other terms with definitions unique to the particular program are defined in §§ 891.205, 891.305, and 891.505, as applicable.

Adjusted income as defined in part 5, subpart F of subtitle A of this title.

Affiliated entities means entities that the field office determines to be related to each other in such a manner that it is appropriate to treat them as a single entity. Such relationship shall include any identity of interest among such entities or their principals and the use by any otherwise unaffiliated entities of a single Sponsor or of Sponsors (or of a single Borrower or of Borrowers, as applicable) that have any identity of interest themselves or their principals.

Annual income as defined in part 5, subpart F of subtitle A of this title. In the case of an individual residing in an intermediate care facility for the developmentally disabled that is assisted under title XIX of the Social Security Act and this part, the annual income of the individual shall exclude protected personal income as provided under that Act. For purposes of determining the total tenant payment, the income of such individuals shall be imputed to be the amount that the household would receive if assisted under title XVI of the Social Security Act.

Household (eligible household) means an elderly or disabled household (as defined in §§ 891.205 or 891.305, respectively), as applicable, that meets the project occupancy requirements approved by HUD and, if the household occupies an assisted unit, meets the very low-income requirements described in §813.102 of this chapter, as modified by the definition of annual income in this section.

Housing and related facilities means rental housing structures constructed, rehabilitated, or acquired as permanent residences for use by elderly or disabled households, as applicable. The term includes necessary community space. Except for intermediate care facilities for individuals with developmental disabilities, this term does not include nursing homes, hospitals, intermediate care facilities, or transitional care facilities. For the Loans for the Elderly and Persons with Disabilities Program, see §891.505.

Low-income families shall have the same meaning provided in section 3(b)(2) of the United States Housing Act of 1937 (42 U.S.C. 1437a).

National Sponsor means a Sponsor that has one or more Section 202 or one or more Section 811 project(s) under reservation, construction, or management in two or more different HUD geographical regions.

Operating costs means HUD-approved expenses related to the provision of housing and includes:

(1) Administrative expenses, including salary and management expenses related to the provision of shelter and, in the case of the Section 202 Program, the coordination of services;